# Michael Graham Young

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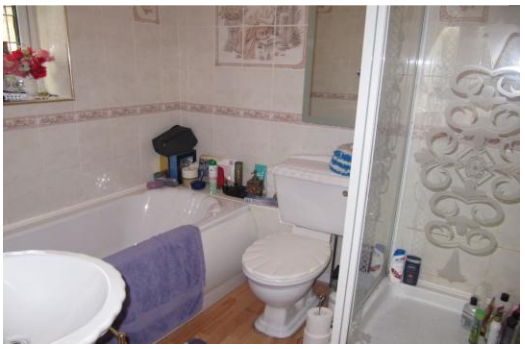

## 81 | Silver Birch Close, Whitchurch | Cardiff | CF14 1EP

A modern and spacious detached family home in the sought after area of Whitchurch. The property is close to the local amenities in Birchgrove and Whitchurch, with nearby links to the A48 and M4 motorway. Also within catchment for Whitchurch Primary and Whitchurch High Schools. The property briefly comprises entrance porch, entrance hall, cloakroom, lounge, sitting room, dining room, kitchen, utility room and bedroom five/study to ground floor. Four double bedrooms, two ensuite shower rooms and a family bathroom with whirlpool bath and separate steam shower. The property also benefits from an enclosed rear garden with hot tub, also driveway to front providing parking for several vehicles and a detached garage. Viewing recommended!

## Offers In Excess Of £400,000

- Detached family home
- Close to local amenities
- Four double bedrooms
- Two ensuite and family bathroom with separate steam shower

**029 2052 9026**
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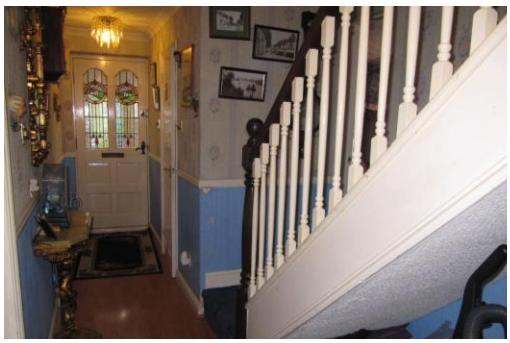


## Property Description

Entrance Porch
Entered via uPVC obscure and decorative double glazed door, with uPVC double glazed decorative panels to either side. Tiled floor.

Entrance Hall
Entered via wooden door with obscure and decorative panels. Coved ceiling. Dado rail. Telephone point. Smoke alarm. Radiator.

Cloakroom
uPVC obscure and decorative double glazed window to porch. Part tiled walls. Low level wc. Inset sink unit with mixer tap and cupboards below. Fuse board to wall.

Lounge
18' 0" x 11' 3" (5.498m x 3.427m) uPVC double glazed bay window to front with window seat and storage. Further obscure and decorative non-opening double glazed window to side. TV aerial point. Marble hearth and surround with mantle over housing gas fire. Radiator. Wooden glazed doors to:

Sitting Room
11' 11" x 9' 4" (3.640m x 2.841m) Coved ceiling. Serving hatch to kitchen. Radiator. Wooden glazed doors to Dining Room.

Dining Room
12' 0" x 17' 10" (3.664m x 5.441m) Two uPVC decorative double glazed windows to rear. uPVC decorative double glazed doors to garden with non-opening windows to either side. Coved ceiling. Feature fireplace with slate hearth and Welsh pine surround and mantle housing gas fire. Radiator.

Kitchen
11' 8" x 16' 4" (max) (3.559m x 4.974m uPVC decorative double glazed door to rear with window to side. Part tiled walls. Tiled floor. Range of base and wall units with round edge worksurfaces incorporating one and a half sink unit with drainer and mixer tap. Range cooker with extractor hood over. Integrated dishwasher. Cupboard housing Worcester boiler. Breakfast bar and five high stools. Radiator. Door to:

Utility Room
uPVC decorative double glazed window to side. Round edge worksurfaces with space below for washing machine and tumble dryer with cupboards above. Space for American fridge/freezer.

Bedroom Five
17' 1" x 7' 5" (5.201m x 2.267m) uPVC double glazed window to front. Further obscure and decorative double glazed non-opening window to side. Coved ceiling. Radiator.

Stairs and Landing
Airing cupboard with hot water tank and shelving. Access to loft space.

Bedroom One
11' 11" (max) x 15' 9" (3.628m x 4.807 uPVC double glazed window to front. uPVC double glazed doors to front with Juliette rail. Coved ceiling. Fitted wardrobes with hanging and shelf space. Radiator. Door to:

Ensuite
uPVC obscure and decorative double glazed window to side. Tiled walls. Coved ceiling. Low level wc. Pedestal wash hand basin. Shower cubicle. Panelled bath. Mirrored wall cabinet with shelving. Radiator.

Bedroom Two
14' 9" x 11' 0" (to wardrobe front) (4 Two uPVC double glazed windows to rear. Coved ceiling. Mirrored wardrobes with hanging and shelf space. Radiator.

Bedroom Three
11' 3" x 9' 2" (to wardrobe front) (3. uPVC double glazed window to rear. Fitted wardrobes with hanging and shelf space and drawers. Radiator. Door to:

Ensuite
Tiled walls. Marble floor. Low leve wc. Inset sink unit with cupboards below. Shower cubicle with raindrop shower and additional handheld shower. Mirror with lighting. Mirrored cabinet with shelving.

Bedroom Four
8' 4" x 9' 8" (2.550m x 2.937m) uPVC double glazed window to front. Fitted wardrobes with hanging and shelf space with drawers. Radiator.

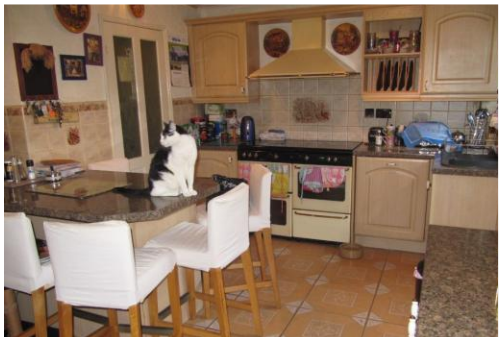
Bathroom
uPVC obscure and decorative double glazed window to side. Tiled walls and floor. Corner panelled whirlpool bath. Pedestal wash hand basin. Low level wc. Corner steam shower cubicle. Mirror with lighting. Mirrored wall cabinet with shelving. Heated towel radiator.
Outside

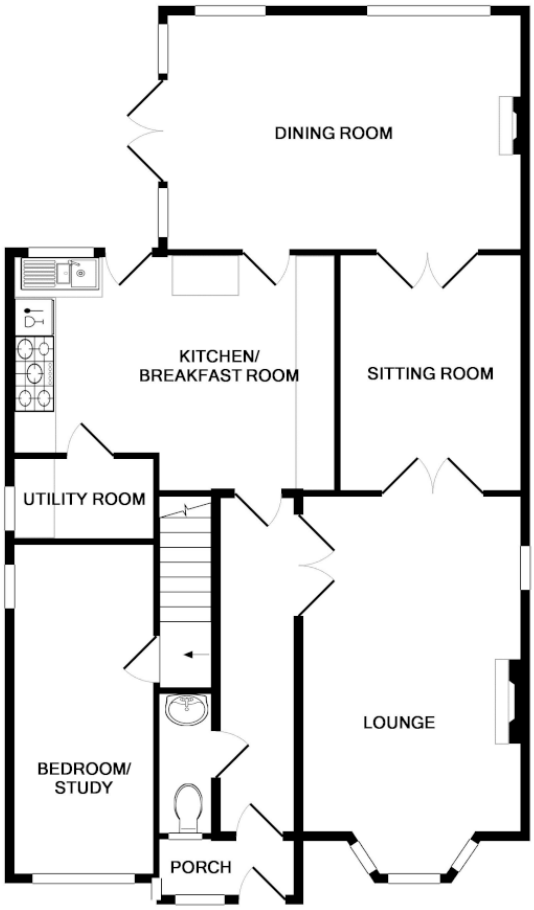
Front
Enclosed with low level wall. Laid to lawn with shrub and flower borders. Block paved driveway providing parking for several vehicles. Access to rear of property via side gate.

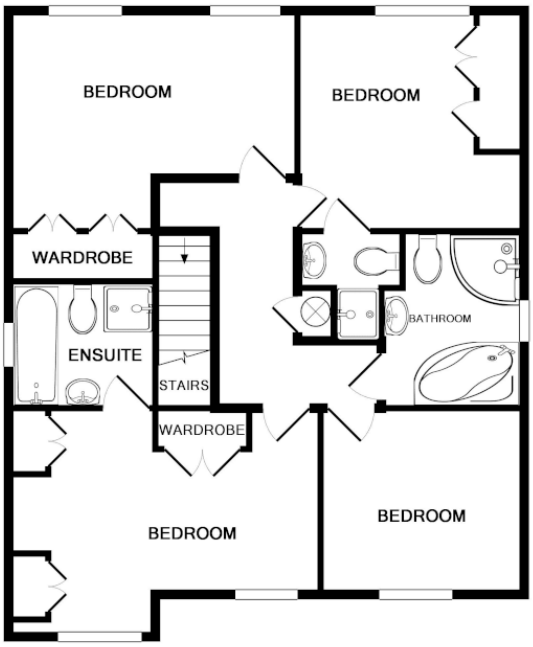
Rear Garden
Enclosed rear garden with paved patio and mature shrub and flower borders. Hot tub. Pond. Outside tap and lighting. Side access to front via side gate.

Garage
Detached garage with up and over door. Power, lighting and water supply.

EPC Rating D






1ST FLOOR
APPROX. FLOOR
AREA 689 SQ.FT.
(64.0 SQ.M.)

## Tenure
Freehold

## Council Tax Band

## Viewing Arrangements
Strictly by appointment

## Contact Details
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